



# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

AUGUST 2021

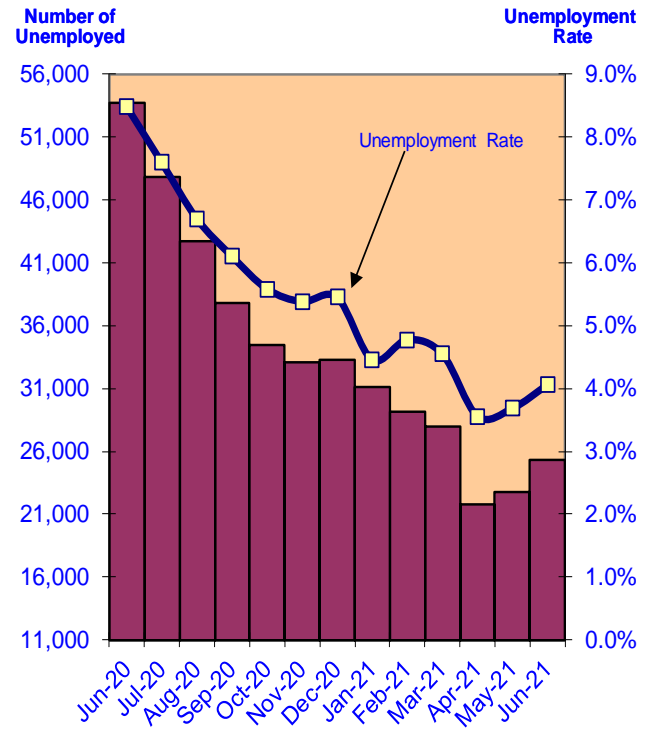
## IN THIS ISSUE:

- The unemployment rate in Fairfax County increased 0.4 percentage point to 4.1 percent in June.  
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- Sales tax receipts in August for purchases made in June increased 18.0 percent compared to last year.  
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- The Consumer Confidence Index decreased in August for the second consecutive month.  
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- The number of homes sold in Fairfax County in July increased 5.5 percent from a year earlier.  
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- In July 2021, the average sales price of all homes sold in Fairfax County increased 6.1 percent compared to the average sale price in July 2020.  
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- The number of active listings of homes for sale in the County increased 9.4 percent in July from a year ago.  
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- A 30-year fixed rate mortgage interest rate averaged 2.87 percent in July.  
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**Previous issues of this publication can be accessed at:**

<https://www.fairfaxcounty.gov/budget/economic-indicators>

## FAIRFAX COUNTY UNEMPLOYMENT DATA



Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

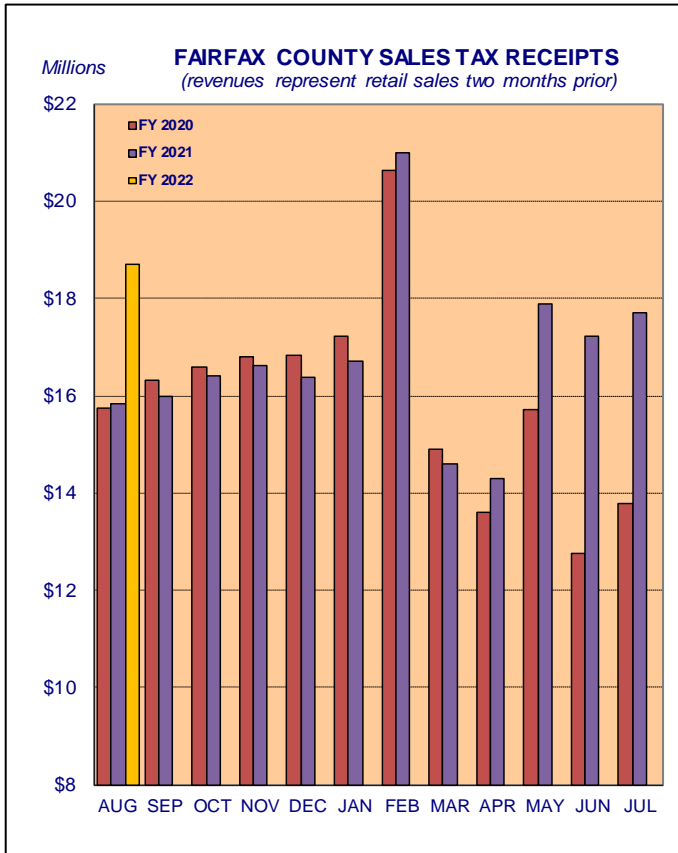
## Employment

Compared to May, the June unemployment rate in Fairfax County increased 0.4 percentage point to 4.1 percent. The number of unemployed residents increased from 22,761 to 25,311. The County's unemployment rate was down 4.4 percentage points from June 2020.

The seasonally adjusted unemployment rate in Virginia in June decreased 0.2 percentage point to 4.3 percent. The rate was down 4.5 percentage points from June 2020.

The U.S. seasonally adjusted unemployment rate in June increased 0.1 percentage point to 5.9 percent. The rate was down 5.2 percentage points compared to a year ago. Total nonfarm payroll employment increased by 850,000 jobs in June. In June, nonfarm payroll employment is up by 15.6 million since April 2020 but is down by 6.8 million, or 4.4 percent, from its pre-pandemic level in February 2020.

## Sales Tax Receipts



Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

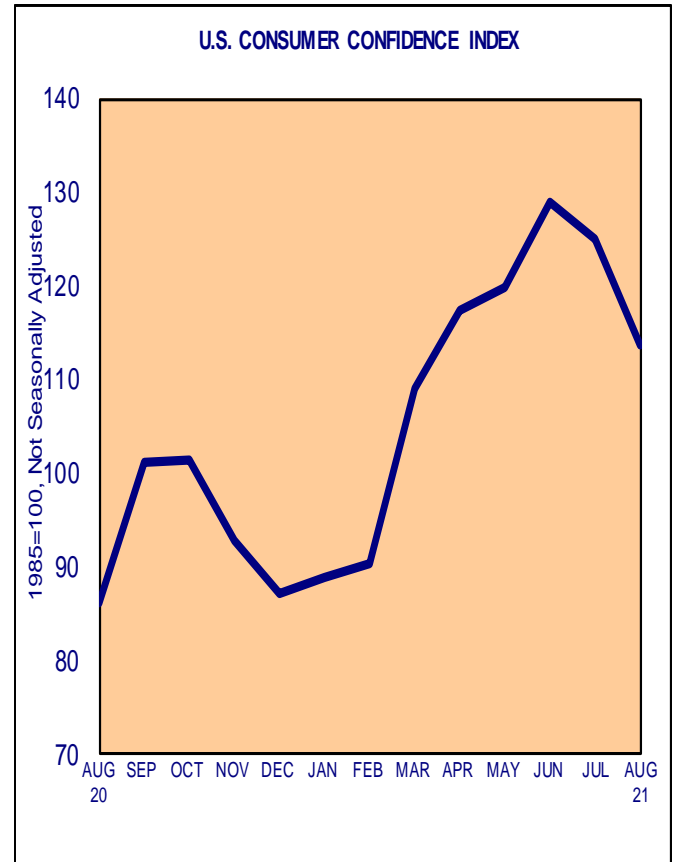
Sales Tax receipts distributed to Fairfax County in August for retail purchases made in June were \$18.7 million, an increase of 18.0 percent over August 2020. Compared to the pre-pandemic month of August 2019, sales tax receipts were up 18.8 percent.

## NATIONAL INDICATORS

### Case-Shiller Home Price Indices

Based on the latest available data, home prices in 20 U.S. cities, as measured by the S&P Case-Shiller home price index, increased 19.1 percent for the 12 months ending in June. Home prices in the Washington Metropolitan area gained 16.1 percent during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "June 2021 is the third consecutive month in which the growth rate of housing prices set a record."

## Consumer Confidence Index



Source: The Conference Board. Compiled by the Fairfax County Department of Management and Budget.

The Consumer Confidence Index decreased in August following a decrease in July. The index now stands at 113.8 (1985=100), down from 125.1 a month ago. Both the present situation component and the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that "Concerns about the Delta variant – and, to a lesser degree, rising gas and food prices – resulted in a less favorable view of current economic conditions and short-term growth prospects."

### Retail Sales

According to the U.S Census Bureau, national retail sales increased 0.7 percent in August over the previous month, and were 15.1 percent above the level in August 2020. While sales were up across the board, the strongest increases were in Gasoline stations (35.7 percent), Clothing & clothing accessories stores (38.8 percent), and Food services & drinking places (31.9 percent).

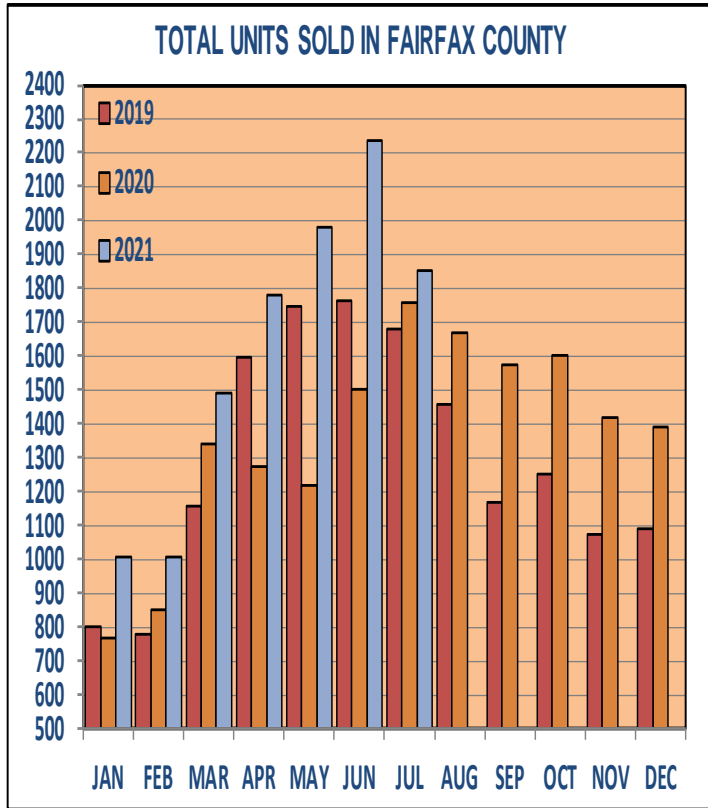
### Consumer Price Index

The Consumer Price Index for All Urban Consumers (CPI-U) increased 5.4 percent in July over the last 12 months before seasonal adjustment. The increases were led by a 41.8 percent increase in gasoline costs, and a 41.7 percent increase in the cost of used cars and trucks.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

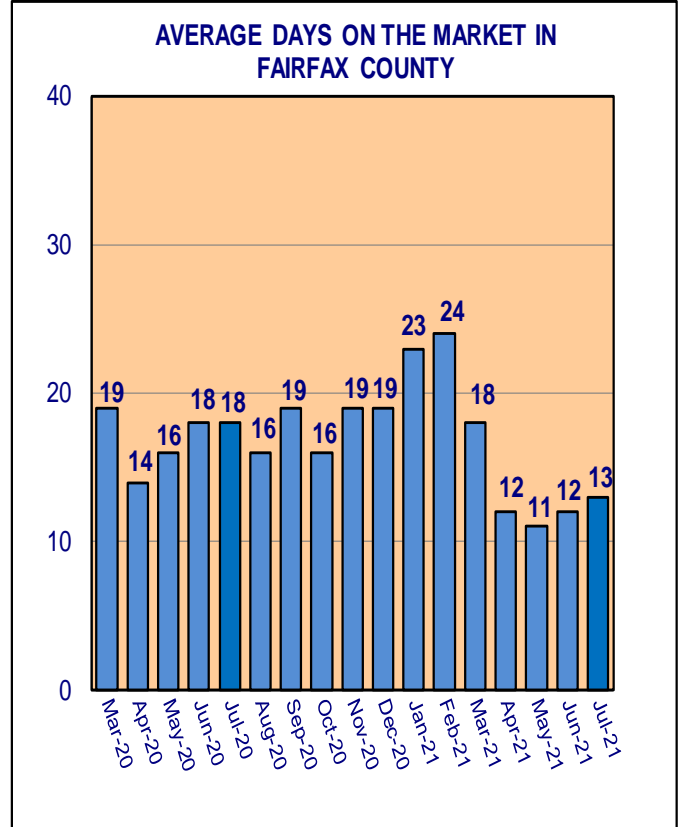
In July 2021, 1,852 homes were sold in Fairfax County, an increase of 5.5 percent over the 1,756 homes that were sold in July 2020.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in July were on the market for 13 days. This is 5 days fewer than the 18-day average in July 2020.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

## Average Home Sales Prices

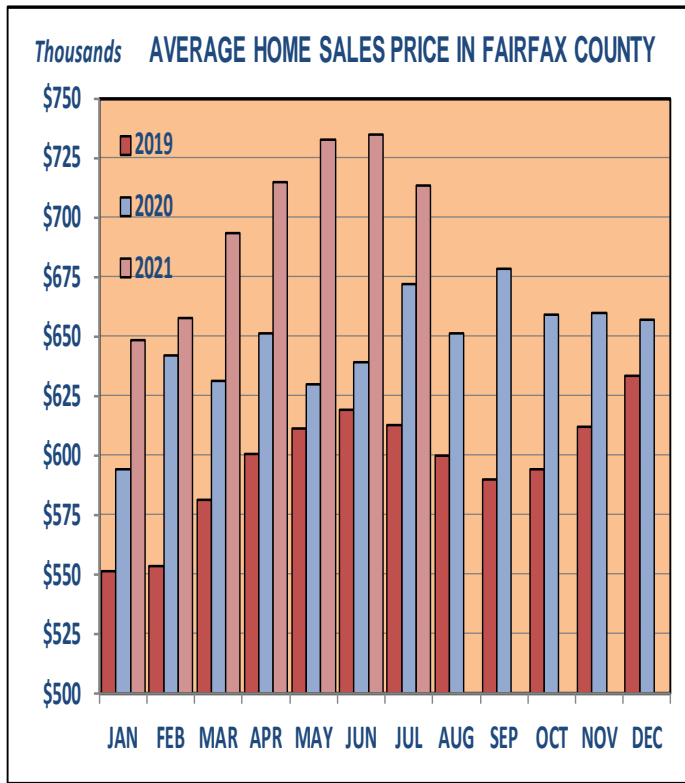
The average sales price of all homes that sold in July 2021 in Fairfax County was \$713,255, an increase of 6.1 percent over the July 2020 average sales price of \$672,370. The July average sales price was up 9.3 percent compared to the 2020 annual average home sales price of \$652,320.

The average sales price for detached homes that sold in July 2021 was \$935,766, an increase of 10.3 percent over the July 2020 average of \$848,648. The average sales price of attached homes increased 3.8 percent over the same period.

Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read more about Fairfax County tax assessments, please visit: <https://www.fairfaxcounty.gov/taxes/real-estate>

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN JULY 2021 COMPARED TO SALES IN JULY 2020

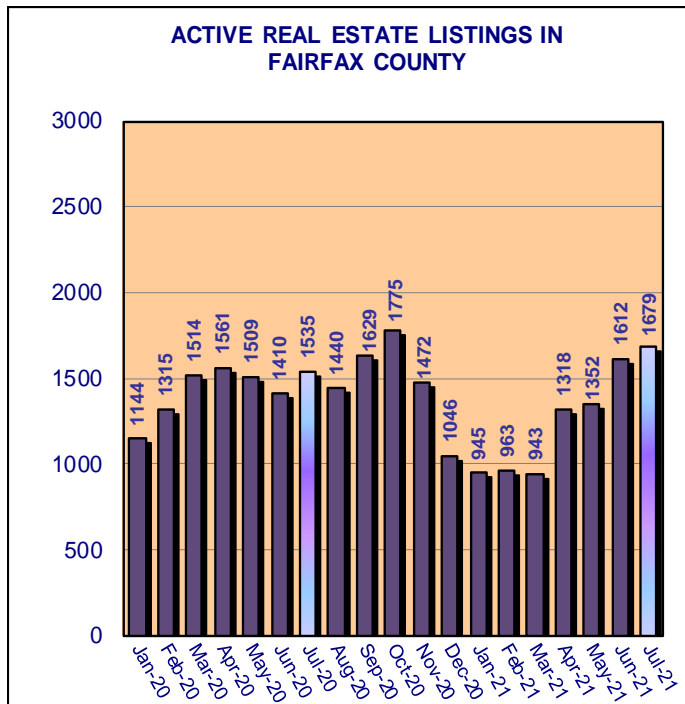
	JULY 2021	JULY 2020	% Change
All Homes	\$713,555	\$672,370	6.1%
Detached Homes	\$935,766	\$848,648	10.3%
Attached Homes	\$472,472	\$455,328	3.8%



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

### Inventory of Homes for Sale

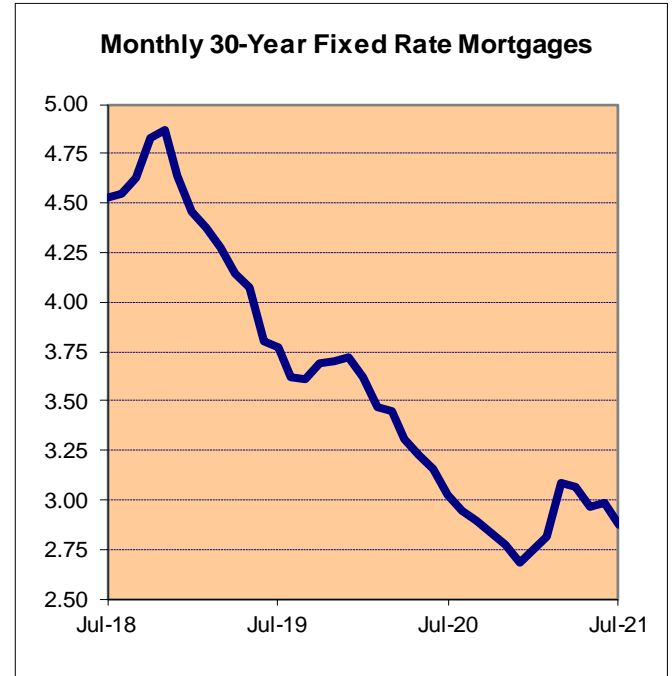
The number of active listings in the County in July 2021 was 1,679, an increase of 9.4 percent over the 1,535 listings in July 2020. Based on the July 2021 listings and the current sales rate, there is approximately a 0.9-month supply of homes for sale in the County, the same as a year ago.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

### 30 Year Fixed Rate Mortgage

According to Freddie Mac, the average 30-year fixed mortgage interest rate in July decreased to 2.87 percent from 2.98 percent a month ago. A year ago, the average 30-year interest rate was 3.02 percent.



Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.

**The Department of Management and Budget**  
**12000 Government Center Parkway**  
**Suite 561**  
**Fairfax, Virginia 22035-0074**  
**(703) 324-2391 or TTY 711 (Virginia Relay Center)**

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Staff: Albena Assenova, Revenue and Economic Analysis Coordinator; Eric Eisinger, Budget Analyst